

A. Purpose and Scope

In compliance with state of Nebraska Community Development Law, Neb. Rev. Stat. sections 18-2101 et. seq. (Reissue, 1997), as amended, this study presents an assessment of the substandard and blighting conditions in an area identified as the "West Haymarket", located in the city of Lincoln, Lancaster County, Nebraska. The map on the following page displays the area's location within the city and the legal description of this area is contained in Appendix A.

An examination of the study area was undertaken and the area was evaluated with regard to the substandard and blighting criteria set forth in State law and discussed in Part C of this study. This evaluation was based on site surveys; a review and analysis of city, county, and state records; personal interviews; aerial photographic and GIS analyses; and, historical research. Based on this assessment, a number of substandard and blighting conditions have been found to characterize the project area, as detailed in the analyses contained within this study.

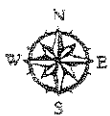
B. General Description

The West Haymarket Blight and Substandard Determination Study Area (the "study area") occupies 402.8 acres of land located generally between downtown Lincoln and Salt Creek. It extends from Haymarket Park (baseball complex) on the north to "G" Street on the south and forms a jagged and asymmetrical hourglass-like shape with its neck at "O" Street. The area contains some of Lincoln's earliest developed land--most of the area is in the Original Plat of Lincoln which was laid out in 1867.

An aerial view of the Study Area is presented in the map on page 3. This view delineates the study area boundaries and the layout of structures and land uses within the area. As shown, the part of the study area located north of "O" Street--with the exception of the Haymarket Park and the city's North 6th Street Maintenance Shops on the north, and a group of warehouses and contractor buildings in the southwest corner of this part--is primarily utilized by railroads, with the area traversed by tracks owned by the Union Pacific and Burlington Northern Santa Fe Railroads. Tracks enter the area from the northeast and northwest, then orient in a north-south direction and enter the southern part of the study area between 4th and 6th Streets.

The southern part of the study area, south of "O" Street, is well developed and includes that portion of the city's historic Haymarket District located south of "O" Streets and west of 8th Streets. The very southern edge at "G" Street runs from Salt Creek to 13th Street. This part of the study area contains a mix of single-family and multi-family residential structures—including some of Lincoln's oldest housing, commercial and office uses, light and heavy industrial enterprises, public facilities, human services operations, and prominent elevated highway and surface railroad infrastructure.

The area has a rich history as the site of Lincoln's earliest industries with many industrial structures retaining their original or close-to-original uses. Eighty percent (80%) of the area is zoned I-1 "Industrial District", a designation that includes all railroad right-of-way and Haymarket Park and does not accurately represent actual land use in the area. A primary user of land within the study area is the railroads, which occupy an estimated 111 acres of land or 28% of the study area and own 22% of the platted land in the area. Nearly forty-four percent--114 acres--of the platted land in the study area is privately owned and primarily used for light or heavy industry. Industrial uses occupy about 90 acres, or 22% of the study area.



City of Lincoln
Urban Development GIS
Revised 6/2007

West Haymarket Blight & Substandard Study Area 2005 Aerial Photo

Study Area Boundary

Railroad

Streams

F. Summary and Conclusions

This study focuses on the substandard and blighting conditions existing in an area identified as the "West Haymarket". For the most part, the West Haymarket can be described as an old, largely obsolete area with a plethora of conflicting land uses dominated by heavy industrial enterprises and railroad transportation. Strategically located adjacent to downtown Lincoln and the city campus of the University of Nebraska, the area's incongruent mix of land uses and land owners, deleterious industrial enterprises, and almost certain soil contamination by historic and current uses has resulted in the underutilization of this area as a site for development beneficial to the community.

This study finds that the area contains sufficient conditions and factors to meet the criteria of substandard and blighted according to the Law and is, therefore, eligible for designation as a substandard and blighted area pursuant to the Law. It is found that these conditions and factors present a serious barrier to the planned and coordinated development of the area, have created an environment that negatively impacts private sector investment in the area, and serve as a detriment to the overall healthy economic and physical growth of the Lincoln community.

Based on the findings in this study, it is recommended that the area be declared substandard and blighted and authorization be granted to proceed with the preparation of a redevelopment plan in accordance with Nebraska Community Development Law. Inaction will result in the continued decline of the area through an increase in the conditions previously discussed and will further reduce the development potential that exists in the area.

Appendix A.

Legal Description:

The study area has irregular boundaries and includes a portion of or all of the following blocks and parcels, including: part of Block 7, part of Block 13, all of the remaining portion of Block 48, all of Blocks 49 through 50, all of the remaining portions of Blocks 51 and 52, all of the remaining portions of Blocks 71, 72 and 73, all of Blocks 74 through 76, all of Blocks 79 through 82, all of the remaining portions of Blocks 83 and 84, all of the remaining portions of Blocks 103 and 104, all of Block 105, all of the remaining portion of Block 106, all of Blocks 107 through 109, all of the remaining portion of Block 110, all of Block 111, all of the remaining portion of Block 112, all of Block 114, all of the remaining portion of Blocks 115 and 116, all of Blocks 130 through 132, all of the remaining portion of Block 133, all of Blocks 134 through 141, all of Block 144, all of the remaining portion of Block 145, all of Block 146, all of the remaining portions of Block 147 and 148, all of Block 149, part of Block 247, all of Block 248, part of Block 249, all of Blocks 253 through 255, part of Blocks 256 and 259, all of Blocks 260 through 262, all of Blocks 265 through 267, part of Blocks 268 and 271, all of Blocks 272 through 274, part of Block 275 and 276, all of Blocks 277 through 280, part of Block 281, and all of Blocks 282 through 287, all in the Original Plat of Lincoln; and also all of the remaining portion of Field and Holmes Subdivision; all of G.W. Boyer's Subdivision of Lots 22, 23, 24 & 25 in Block 1 of Boyer and Davis' Subdivision; all of Benedict's Subdivision of Lots 23, 24, 25 & 26 in Block 1 of Field and Holmes Subdivision; all of Johnson's Subdivision of Lots 1, 2, 3, & 4 in Block 1 of Field and Holmes Subdivision; all of Eaton's Subdivision of part of the E ½ of the SE ¼ of the SE ¼ of the NE ¼ of Section 27, Township 10 North, Range 6 East of the 6th P.M.; all of Eaton's Subdivision of Lots 1, 2, 3 & 4 in Block 1 of Mechanic's Addition; all of the remaining portion of Block 1, Mechanic's Addition; all of Boyer and Davis' Subdivision; part of Lot 104, Irregular Tract in the Southeast Quarter of Section 27, Township 10 North, Range 6 East of the 6th P.M.; part of Lot 49 and part of Lot 50, Irregular Tracts in the Northeast Quarter of Section 27, Township 10 North, Range 6 East of the 6th P.M.; part of Lot 141, Irregular Tract in the Southeast Quarter of Section 22, Township 10 North, Range 6 East of the 6th P.M.; Outlot B and Lot 1, Block 2, Lincoln Ballpark Addition; all of County Clerk's Subdivision of Lots 16, 17 & 18 in Block 48, Original Plat of Lincoln; all of Augustine's Subdivision; all of Lincoln Land Company's Subdivision located in Blocks 51, 52, 71, 72, 83, 84, 103 and 104 in the Original Plat of Lincoln; all of C.G. Reiss' Subdivision; all of Jacobson Addition; all of J.C. McNair's Subdivision; all of Fisherick's Subdivision; all of Midland Recycling Addition; all of W.P. Chambers Subdivision of Lot 12 and East ½ of Lot 11 in Block 116, Original Plat of Lincoln; all of Ingerle's Subdivision; all of 6th & H Addition; all of City Real Estate Co's Subdivision of Block 143, Original Plat of Lincoln; all of Billingsley's Subdivision of Lot 1 in Block 145, Original Plat of Lincoln; all of Klein's Subdivision; and all of C.W. Lyman's Subdivision of Lots 4 & 5 in Block 148, Original Plat of Lincoln; all in Lincoln, Lancaster County, Nebraska, together with all adjacent vacated streets and alleys.



MAYOR CHRIS BEUTLER

lincoln.ne.gov

Lincoln-Lancaster County

Planning Department

Marvin S. Krout, Director

Jon Carlson, Chair

City-County Planning Commission

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fax: 402-441-6377

August 17, 2007

ATTACHMENT "B"

TO: Neighborhood Associations/Organizations
Bob Workman, Chair, Lancaster County Board of Commissioners
Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

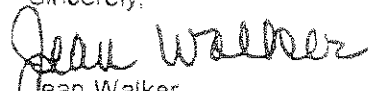
RE: **Miscellaneous #07007 - Declaration of Blighted and Substandard Area
(West Haymarket Area)**

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Miscellaneous No. 07007**, requested by Dallas McGee, Assistant Director of the Urban Development Department, to review the proposed determination that all or part of the designated **West Haymarket Area** be declared a blighted and substandard area as defined in the Nebraska Community Development Law. The study finds that the area contains sufficient conditions and factors to meet the criteria of substandard and blighted according to the Law, and is, therefore, eligible for designation as a substandard and blighted area pursuant to the Law. The study area consists of 402.8 acres, more or less, and is generally bounded by Haymarket Park (baseball complex) on the north to "G" Street on the south; with the eastern boundary running along 13th Street from "G" to "H" Street, then along 9th Street to "O" Street and following the railroad tracks at approximately 6th Street to Interstate 180; and the western boundary generally following Salt Creek, 2nd Street and Sun Valley Boulevard to Line Drive. The boundaries are shown on the attached maps. The Purpose and Scope, General Description, and Summary and Conclusions of the "*Blight and Substandard Determination Study*" are also attached. A complete copy of the study is available in the Urban Development Department.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, August 29, 2007**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in the City Council Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Dallas McGee in the Urban Development Department at 402-441-7606 or dmcgee@lincoln.ne.gov; or the project planner in the Planning Department, Sara Hartzell, at 402-441-6372 or shartzell@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, August 23, 2007, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at lincoln.ne.gov (keyword = pcagenda).

Sincerely,


Jean Walker
Administrative Officer

cc: David Landis, Urban Development
Dallas McGee, Urban Development
Kent Morgan, Planning
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Polly McMullen, Downtown Lincoln Association

<http://lincoln.ne.gov/2007/Misc.07007> pcitr



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Becky Martin
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Jean Chicoine
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Dave Landis
Urban Development

Dallas McGee
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Lancaster County Board of Commissioners

Dr. E. Susan Gourley, Superintendent
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Educational Service Unit #18
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University of Nebraska-Lincoln
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CITY OF LINCOLN NEBRASKA

MAYOR CHRIS BEUTLER

lincoln.ne.gov

Lincoln-Lancaster County
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Marvin S. Krout, Director

Jon Carlson, Chair
City-County Planning Commission

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fax: 402-441-6377

ATTACHMENT "D"

September 7, 2007

TO: Neighborhood Associations/Organizations
Bob Workman, Chair, Lancaster County Board of Commissioners
Dr. E. Susan Gouriey, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Miscellaneous #07007 - Declaration of Blighted and Substandard Area
(West Haymarket Area)**

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the Urban Development Department for a resolution declaring the *West Haymarket Area* as blighted and substandard, as defined in the Nebraska Community Development Law, is scheduled for public hearing before the Lincoln City Council on **Monday, September 24, 2007, at 5:30 p.m.**, in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The study area consists of 402.8 acres, more or less, and is generally bounded by Haymarket Park (baseball complex) on the north to "G" Street on the south; with the eastern boundary running along 13th Street from "G" to "H" Street, then along 9th Street to "O" Street and following the railroad tracks at approximately 6th Street to Interstate 180; and the western boundary generally following Salt Creek, 2nd Street and Sun Valley Boulevard to Line Drive. You were previously provided with a map showing the boundaries of the study area. A complete copy of the West Haymarket Area Blight and Substandard Determination Study is available in the Urban Development Department.

On August 29, 2007, the Lincoln City-Lancaster County Planning Commission held public hearing and voted 8-0 (Krieser absent) to find that there is a reasonable presence of substandard and blighted conditions in the study area (Miscellaneous No. 07007).

If you would like additional information, you are encouraged to contact Dallas McGee in the Urban Development Department at 402-441-7606 or dmcgee@lincoln.ne.gov; or the project planner in the Planning Department, Sara Hartzell, at 402-441-6372 or shartzell@lincoln.ne.gov. The proposed resolution will appear on the City Council agenda for introduction on September 17, 2007, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, September 13, 2007.

Sincerely,

Jean Walker
Administrative Officer

cc: David Landis, Urban Development
Dallas McGee, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Kent Morgan, Planning
Sara Hartzell, Planning
Polly McMullen, Downtown Lincoln Association

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TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, September 7, 2007 AND FRIDAY, September 14, 2007:

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, September 24, 2007, at 5:30 p.m., in the City Council Hearing Room on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (441-7606) or the Planning Department (441-7491):

1. A resolution requested by the Director of the Urban Development Department declaring the "West Haymarket Area" as blighted and substandard as defined in the Nebraska Community Development Law. The study area is generally bounded by Haymarket Park (baseball complex) on the north to "G" Street on the south; with the eastern boundary running along 13th Street from "G" to "H" Street, then along 9th Street to "O" Street and following the railroad tracks at approximately 6th Street to Interstate 180; and the western boundary generally following Salt Creek, 2nd Street and Sun Valley Boulevard to Line Drive.

Joan Ross
City Clerk